

**Business Operations and Partnerships Department**

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Date: 11 February 2022

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TO: Councillors A Ireland (Chair), B Cunningham (Vice Chair), A Convery, J Fletcher, J McLean, S Miller and J Swift.

**PLANNING APPLICATIONS COMMITTEE**

A meeting of the Planning Applications Committee will be held on **Wednesday, 16 February 2022 at 2.00pm.**

The agenda of business is as shown below.

**Please note this is a virtual meeting.**

**Louise Pringle**

L PRINGLE

DIRECTOR OF BUSINESS OPERATIONS & PARTNERSHIPS

**AGENDA**

- 1. Report apologies for absence.**
- 2. Declarations of Interest.**
- 3. Applications for planning permission for consideration by the committee - Report by Director of Environment (copy attached, pages 3 - 54).**

This document can be explained to you in other languages and can be provided in alternative formats such as large print and Braille. For further information, please contact Customer First on 0141 577 3001 or email [customerservices@eastrenfrewshire.gov.uk](mailto:customerservices@eastrenfrewshire.gov.uk)

For information on how to access the virtual meeting please email [sharon.mcintyre@eastrenfrewshire.gov.uk](mailto:sharon.mcintyre@eastrenfrewshire.gov.uk)

A recording of the meeting will also be available following the meeting on the Council's YouTube Channel <https://www.youtube.com/user/eastrenfrewshire/videos>

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**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
AS AMENDED BY THE PLANNING ETC (SCOTLAND) ACT 2006  
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (SCOTLAND) ACT 1997**

Draft index of applications under the above acts to be considered by Planning Applications Committee on  
16th February 2022.

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**Reference No:** 2021/0498/TP

**Ward:** 2

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**Applicant:**

Mr John Adam  
2 Spiersbridge Way  
Spiersbridge Business Park  
Thornliebank  
East Renfrewshire  
G46 8NG

**Agent:**

Lindsey Mitchell  
15 Exchange Place  
Glasgow  
United Kingdom  
G1 3AN

**Site:** Neilston Primary School 43 High Street Neilston East Renfrewshire G78 3HJ

**Description:** Neilston Primary School 43 High Street Neilston. Demolition of Neilston Primary School, Janitor House and Madras Family Centre and construction of Neilston Learning & Leisure Campus comprising - Neilston Primary School - St Thomas' Primary School - Madras Family Centre -and formation of community library in church hall - associated Landscaping, access roads, parking, roads, sports facilities (with floodlighting) and works to Kirkstyle Lane (Major) (updated and additional information now available)

Please click [here](#) for further information on this application

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**Reference No:** 2021/0754/TP

**Ward:** 1

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**Applicant:**

Mr Paul Hodge  
Crinan  
111 Paisley Road  
Barrhead  
East Renfrewshire  
G78 1HS

**Agent:**

**Site:** 111 Paisley Road Barrhead East Renfrewshire G78 1HS

**Description:** A rear single storey extension

Please click [here](#) for further information on this application

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# REPORT OF HANDLING

Reference: 2021/0498/TP

Date Registered: 18th June 2021

Application Type: Full Planning Permission

This application is a Major Development

Ward: 2 -Newton Mearns North And Neilston

Co-ordinates: 248115/:657168

Applicant/Agent:

Applicant:

Mr John Adam

2 Spiersbridge Way

Spiersbridge Business Park

Thornliebank

East Renfrewshire

G46 8NG

Agent:

Lindsey Mitchell

15 Exchange Place

Glasgow

United Kingdom

G1 3AN

Proposal:

Neilston Primary School 43 High Street Neilston. Demolition of Neilston Primary School, Janitor House and Madras Family Centre and construction of Neilston Learning & Leisure Campus comprising - Neilston Primary School - St Thomas' Primary School - Madras Family Centre -and formation of community library in church hall - associated Landscaping, access roads, parking, roads, sports facilities (with floodlighting) and works to Kirkstyle Lane (Major) (updated and additional information now available)

Location:

Neilston Primary School

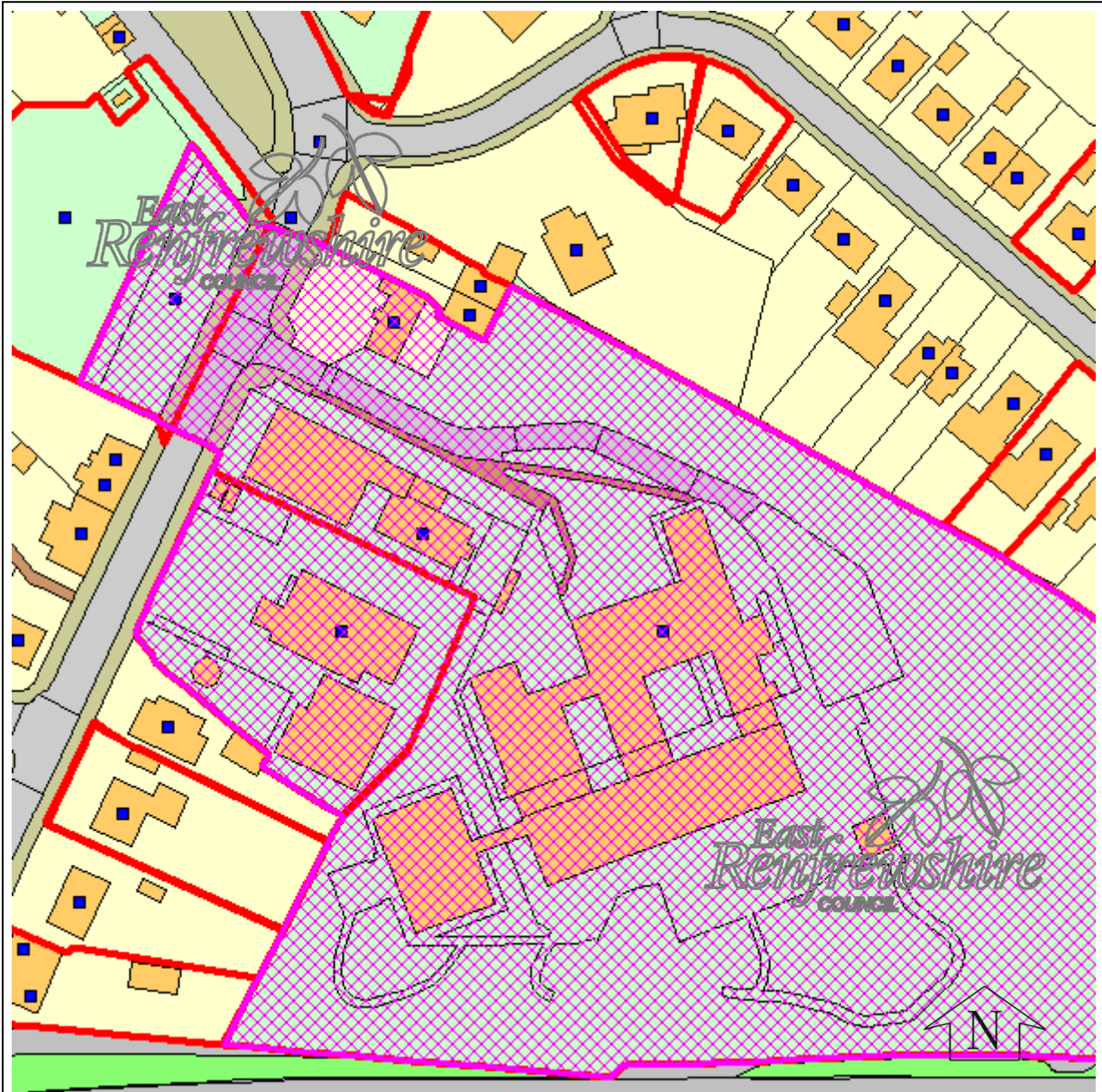
43 High Street

Neilston

East Renfrewshire

G78 3HJ

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**CONSULTATIONS/COMMENTS:**

East Renfrewshire Council Roads Service	No objections, subject to conditions.
Neilston Community Council	No response
Scottish Environment Protection Agency (SEPA)	No objections
Transport Scotland Trunk Roads Network Management	No objections
Coal Authority (Planning And Local Authority Liaison)	Confirm their standing advice is appropriate for this proposal
Scottish Water	No objection
East Renfrewshire Council Environmental Health Service	No objections, subject to conditions to mitigate nuisance impact, on adjacent properties and addressing possible contamination
Network Rail	No objections. Recommend condition on working practices

**PUBLICITY:**

02.07.2021                      Evening Times                      Expiry date 16.07.2021

**SITE NOTICES:**              None.

**SITE HISTORY:**              None

**REPRESENTATIONS:** 10 representations have been received: Representations can be summarised as follows:

Poor engagement with local residents  
 Overdevelopment/site too small  
 Wrong site alternative required  
 Drainage/flooding problems  
 Lack of information  
 Service area location  
 Building siting design  
 Overlooking  
 Noise impacts  
 Floodlighting nuisance  
 Litter vermin exiting problem will be worsened  
 Parking drop off  
 Loss of greenspace  
 Suspect lack of maintenance/resources etc.  
 Local access construction problems  
 Loss of janitor's house  
 Relationship to railway  
 Lack of playground space  
 Change of use/out of hours use

**DEVELOPMENT PLAN & GOVERNMENT GUIDANCE:** See Appendix 1

**SUPPORTING REPORTS:**

Pre-Application Consultation Report (May 2019)	This Report summarises the statutory pre-application consultation with the community carried out by the developer. Offering responses and comment to any concerns raised.
Design and Access Statement	Explains the rationale behind the proposal in terms of the planning context the characteristics and constraints of the site. The design response of the layout is outlined and the nature of the access and connectivity options within and out with the site.
Planning Statement	Provides an overview of the proposal and its background. It identifies the development plan policies and material considerations that the Council should take account of in determining the application. It explains the proposals relationship to the LDP and other documents and summarises its main areas of compliance with those same documents.
Flood Risk Assessment	The assessment considers the potential flood risk at the proposed development site. The likely sources of flooding, including surface water runoff, groundwater, and infrastructure including local drainage system. Mitigation measure are recommended.
Preliminary Ground Investigation Report	Considers the ground conditions of the site to determine the potential risks posed by, ground or groundwater contamination and provides recommendations on remedial measures to manage such risks.
Ecological Statement	Assesses the existing habitat resources on the site and its environs. The scope and nature of the proposal is considered and its likely impact on those resources.
Transport Assessment	Addresses transportation aspects of the proposal. It outlines the policy context and associated documents and assesses the existing traffic conditions/available networks across all modes and traffic flow patterns both in and out with the area. Then more specifically considers the predicted impact of the traffic generated by the proposal. It concludes that the site is well located and will bring improvements related to existing walking, cycling and public transport facilities. It determines that the potential traffic generated by the development can be accommodated within the improved local road network
Environmental Noise Assessment Report	Assesses the noise impact of the proposal in terms of both its construction and its

## **ASSESSMENT:**

### INTRODUCTION AND SITE DESCRIPTION

This application is a major planning application for the development of what is described as a new Learning & Leisure Campus off High Street, Neilston. The application site is mainly triangular in shape with extensions off its short side. It is mainly taken up by Neilston Primary School (NPS) and its associated grounds. The site area in total extends to some 2.3Ha.

The protrusions extend along and across High Street, including a car park area on its west side. On the east side, the High Street frontage includes a vacant janitor's cottage, vehicular access to the existing primary school and pedestrian access to the NPS, Neilston Parish church/hall and the Madras Nursery School.

The primary school building itself is set approximately 80m back from and accessed via High Street. The site drops significantly and widens out towards the south where it is bound by the Neilston/ Glasgow rail line. The drop in levels is in the region of 12m from the High Street entrance. The eastern side of the site is mainly bound by the rear boundaries of gardens of houses in Duncarnock Crescent. The western boundary is bound by the rear gardens of houses on High Street. The primary school is sited close to the rear of the properties that front High Street but, due to the topography, its ground floor is approximately 4m lower than those buildings.

At the time of construction the school was of a modern design being flat roofed, single and two storeys high, designed in response to the drop in levels to the south and east. A rooftop terrace is formed above a single storey section that accommodates two internal courtyards. A more recent single storey pavilion type extension has been added to the school on its west side, again at a lower level than properties on High Street.

Parking is provided in two main areas to the east and south of the building.

The existing school, due to its orientation, is closest to Duncarnock Crescent at its north end and approx. 17m from rear garden boundaries. The ground levels are such at this end of the site that the school is substantially screened from direct views. As the school extends south where the levels change and the aspect from Duncarnock Crescent opens out, the school angles further away to a considerable distance. For example 60m to the rear boundary of No 34. The intervening space is a largely under grass and a large level area has been formed running broadly parallel to the rear gardens of Duncarnock Crescent, which generally sits lower again than the application site.

This grass area is unmarked but is used for the purpose of school sports events. As a consequence of the topography, 11 houses on Duncarnock Crescent enjoy a generous open aspect across this area to the school building and beyond. As the ground levels rise towards the high street, the rear boundaries of other houses on Duncarnock Crescent also climb, obscuring direct views across or into the application site.

Other landscaped pockets and activity areas for the school are in evidence along the south and west of the school building.

## PROPOSED DEVELOPMENT

This application proposes the formation of a new community and learning campus for Neilston, centred on a new single building that will accommodate two primary schools (Neilston and St Thomas's) and the Madras nursery school.

The exigencies of the project are such that the new combined school building is proposed as a tandem build project, to be built while the existing school remains in use. The new building is proposed to the east of the existing school, significantly closer to Duncarnock Crescent.

The proposal is centred on a large two storey, flat roofed building in the form of a 'barb' pointing to the south east corner of the site. Its wider side, facing the rail line, is approx. 105m long and 8.6m high. Its eastern elevation, facing properties on Duncarnock Crescent, is 80 m long. Higher sections are set into the roof structure back from the parapet to permit day lighting to the hall/auditorium and atriums. Unlike the existing school, it will be sited on a level site, engineered by raising the existing ground levels in that part of the site. The rise is in the region of 1.7m at its highest. Fill material will be required to be imported for this purpose.

On the ground floor, the main entrance will be at the inside corner of the building and will lead to a large atrium foyer area. This area, which extends into both legs of the building across ground and first floors, accommodates shared facilities comprising a welcome zone, kitchen and dining areas and a semi covered service utility area on its east side close to the rear of properties on Duncarnock Crescent.

It also provides, at ground floor, separate access to the two primary schools. The longer leg of the building runs broadly west to east and will accommodate Neilston primary school across two floors and the new Madras nursery at ground floor only. The extreme point of the 'V' will house St Thomas's primary school, again across two floors.

The service area in total extends to approx. 620 sqm, with 264 sqm to be covered, set beneath part of the first floor of the school building. The long side of the external area abuts the rear gardens of houses on Duncarnock Crescent. In response to concerns over this close proximity, recent submissions have confirmed the proposal to install a 3m high fencing arrangement enclosing the external 3 sides of this area to reduce visual impact. The longest stretch of this is on the boundary with Duncarnock Crescent.

The first floor of the building is substantially taken up with a large games and hall/auditorium and a music and drama room. Main changing and shower areas for pupils are also accommodated on this upper level.

Externally a new all-weather football pitch (50m long and 30m wide) is proposed between the school building and the rear of the High Street properties. It will be formed broadly at the ground floor level of the existing school and its pavilion extension. It will be enclosed by high fencing at 3m high along each length and 5m high at the ends. The football pitch is proposed to be flood lit. The proposed flood lighting has been confirmed as an arrangement of ten, 8m high columns. Five set on each long side.

In common with a number of similar facilities attached to other schools in the Council area it is intended to make these facilities available for community use beyond normal school hours and activities. The applicant has proposed hours of use beyond formal school use to 10.00pm Mon to Fri and to 5.00pm Sat and Sun. Taking into account the surrounding area and to offer a degree of consistency with similar facilities with the Council area, it is considered that a restriction to 9pm for Monday to Friday is appropriate in this instance. This can be a condition of any approval.

Similar to the service area, recent submissions confirm the installation of sections of 3m high acoustic screening boundary treatments along the rear and one side boundary of three properties on High Street.

Parking for the school will be formed north of the building, accessed from the existing junction with High Street. A new electricity substation is indicated on the left hand side of this road, 25m from the main road.

On the High Street frontage, the church and hall is proposed to be utilised as a community library. A new footway will be formed along its southern side leading down to the main entrance of the new school building.

The Madras Nursery will be demolished and the area cleared to form what is termed a community garden with a gate to High Street. This garden is within the school grounds and a number of play and educational elements are outlined as being installed in this area.

An enclosed multi use hard games court (MUGA) at 30m long and 18m wide is proposed south of the proposed library building and at a level with residential properties on High Street. Associated fencing similar to that proposed round the larger all weather pitch will enclose this element. A climbing wall is also proposed within this area. This is anticipated to be open to the public.

Supporting information with the application confirms that the bulk of pupil access and egress to the schools will be through the playground, past the MUGA and the all weather football pitch. The main pupil entrances to the new primary schools are at the extreme south side of the building, facing the railway line.

In other outside areas, a variety of themed elements are detailed, some dedicated to the nursery use other educational/school related or general public play areas. The remaining areas of the site will be landscaped as per the submitted landscaped scheme which includes the retention of existing trees on site. Other boundary treatments are detailed, some of which refer to the retention and refurbishment of existing treatments.

As referred to above, if approved the construction of the new school building will be commenced as an early phase. The formation of the High Street garden, MUGA and all weather football pitches will be formed latterly after the demolition of the existing buildings. The new car park will also be delivered later. No new development will be formed on the area of the site on the opposite side of High Street. It is understood that this area may be utilised for construction purposes, if the proposal is approved.

## DEVELOPMENT PLAN CONSIDERATIONS

Planning applications require to be determined against the terms of the Development Plan. In this instance the development plan comprises the adopted East Renfrewshire Local Development Plan (adopted 2015).

This document confirms that the application site, which is predominantly the current school and its grounds, has no explicit policy designation other than D4 Green Network and D5 Protection of Urban Green Space which extend mainly over the grounds.

In the first instance, given the existing nature of the site, the principle of the proposed development is considered to be in accordance with Policy D13 that refers to Community Leisure and Educational Facilities.

The policy also states that the council 'will...where appropriate undertake improvements to existing facilities.' The policy confirms that the provision of community, leisure and educational facilities will be a core component of any master plan. While no masterplan has been submitted, it is noted that the planning application contains adequate supporting information in the form of design and access statement, planning statement, transport statement and landscaping details.

Policies D4 and D5 both refer to protection safeguarding and enhancement of these designations. The urban context of the site and its relationship to the railway is such that the aspirations of D4, whilst noted, are considered to be less valid in this instance. The loss of protected urban green space is noted, however the policy provides that loss to a community use can be acceptable.

Policy D1 is a general policy covering a range of criteria, including the following:

- *The development should not impact adversely on the amenity of neighbouring of properties in terms of loss of sunlight or privacy.*

For ease of reference, the potential impacts on neighbouring residents can be categorised under 4 broad categories: outlook/visual impact; privacy; overshadowing; and noise/disturbance. Each of these are referred to below.

## Outlook/visual impact

It is noted that the building is significantly closer to properties on Duncarnock Crescent than the present school building. This matter has been raised with the applicant but its location and elevated siting has been driven by several factors, notably the tandem build approach, the relationship with the railway, on-site infrastructure constraints and drainage aspects. The submission is that the siting is the most efficient and less disruptive option.

In further consideration of the impact on properties on Duncarnock Crescent, it is acknowledged that a number of the properties on this street enjoy the benefit of a relatively open aspect across an expanse of maintained grass with some groups of trees. This aspect will be reduced for approx. 8 properties. In terms of the school building and ancillary buildings the main considerations relate to scale and length/mass of the buildings. These considerations, augmented by the ground level increase, results in a combined massing of the building being in the region of 10m high. This change in relationship is marked and does impact on the amenity these properties enjoy. The matter to be determined is whether this impact is at an acceptable level.

In this regard, the separation distance from the building to the boundaries of affected rear gardens ranges from 18.5m at the south east corner to approx. 15m at the service area side. As outlined above, the external service area directly abuts the rear boundary of two gardens. The applicant has proposed 3m high fencing to mitigate the visual impact of the service area to the closest properties. It is considered that the fencing will offer a degree of mitigation but given the site level differences, it is recognised that there will still be a degree of visual impact for the most directly affected properties. Overall, in terms of separation from the school building, the closest distance from the building to a house on Duncarnock Crescent is 29m. The distances in the other properties range from 30m up to 37m. Therefore, while noting that residents on Duncarnock Crescent will have a reduced level of outlook, and there will be some visual impact from the development, it is considered that the proposal will not result in a significant loss of visual amenity.

## Privacy

The most useful guidance in terms of the consideration of adequate or acceptable separation distance is the consideration of separation distances for new build housing developments. A distance of 20m would be required to satisfy amenity and privacy considerations between back to back two storey housing. The proposal exceeds this minimum distance in all areas. It is noted that there is a change in levels, however, despite this, the separation distance between the school buildings and the adjacent properties is considered acceptable in amenity terms.

The massing of the building is also acknowledged, however on consideration, noting a number of upper floor east facing windows and the rooms they serve, it is considered that whilst the privacy perception will be altered, the distance from the building is sufficient to mitigate this impact. It should be note that landscaping is proposed to further mitigate the impact of the development.

## Overshadowing

Information submitted by the applicant has been assessed. The properties on Duncarnock Crescent will, when compared with the current impact, experience an increase of over shadowing. This is mainly in the afternoon and evenings in the early and later months of the year. It is for a limited duration and is considered acceptable.

Further, smaller outdoor buildings to facilitate external learning are proposed. Their design is modest in scale and their siting is acceptable.

Overall, in terms of the above amenity impacts relative to residents on Duncarnock Crescent, it is considered that while there will be some loss of amenity, the impact is not considered to be of such a significant level to merit refusal of the application.

#### Noise/disturbance

The Council's Environmental Health Service has considered this aspect and is broadly satisfied that the additional boundary treatments will assist in mitigating the noise impact from the proposal, most notably from the flood lit all weather football pitch.

Noise from the all-weather football pitch and MUGA is intended to be addressed by 3m high acoustic screens along the boundaries with properties in High Street and the submission and agreement of management plan to deal with noise issues and any complaints from local residents. In this regard, while it is recognised that the proposed sports facilities and associated uses in this part of the site are in relatively close proximity to housing on High Street, the proposed measures to reduce noise impact are considered to be sufficient to mitigate the impacts to an acceptable level. It is considered that noise and disturbance for the other residents adjacent to the site will not be a significant factor given the boundary treatments and nature of activities in these areas.

Returning to other criteria of policy D1, the following criteria are also relevant.

- *The proposal should be of a size, scale, massing and density that is in keeping with the buildings in the locality and should respect local architecture, building form, design, and materials.* In this regard, it is noted that the proposal is for replacement of existing educational and community buildings and as such, the general building form is considered to be compatible with this site. It is noted that the scale of development is substantially greater than the existing development on the site, however, the overall design, scale and mass of the buildings and ancillary facilities are considered acceptable for this site.
- *The development should not impact adversely on the landscape character or the green network, avoid significant loss of trees and or other features including biodiversity.* There are no national designations over the site. An ecological assessment has been submitted outlining the habitat characteristic of the site. Whilst it has been determined that the site has potential to support certain species in terms of foraging and roosting, for example badgers and bats respectively, no evidence was found on site. It is acknowledged that a resurvey of the site may be required depending on the commencement of works on site and its phasing. Elements of existing landscaping and trees will, be maintained in pockets on the site these will be augmented by additional landscaping works that will assist in supporting biodiversity on site.
- *Developments should incorporate green infrastructure, including access, landscaping, greenspace etc.* In this respect, it is noted that the development retains some existing elements and new areas are proposed. Options for additional access links beyond the site are limited.
- *Developments should create safe and secure environments that reduce scope for anti-social behaviour fear of crime.* In this regard, it is noted that the proposal brings forward new public areas.
- *Parking and access requirements of the council should be met.* In this regard, the Council's Roads Service has confirmed no objections. See consultations below.
- *Development should minimise the extent of light pollution.* This matter has been assessed and the Council's Environmental Health Service is of the view that the proposed floodlighting can be adapted to mitigate this aspect to an acceptable level.

In noting the above policy aspects, it is considered that the proposal, whilst not being the subject of a master plan, can be supported against the terms of the current development plan.

Accordingly, planning permission should be approved unless material considerations indicate otherwise.

The material considerations in this instance extend to the East Renfrewshire Local Development Plan 2 (LDP2), consultation responses, supporting information and any third party representations.

It is noted that the application site, which is predominantly the current school and its grounds, is designated as being under Policy D12 which refers to community and education infrastructure projects. This policy is supported by a schedule that confirms under site ref D12.17 (incorrectly noted as D12.11 in the LDP proposals Map), the formation of a new joint campus on the site of Neilston Primary School, to encompass Neilston and St Thomas's Primary schools and the Madras Family centre.

This proposal therefore accords with the principle of this policy.

In terms of wider policy considerations, Policy D1 refers to Placemaking and Design. This policy is intended to ensure that developments are well designed and sympathetic to the local area. It is criteria based, referring to a number of considerations with varying relevance depending on the nature of the proposed development. The provisions of this policy broadly reflect the matters considered under policy D1 of the currently adopted LDP as outlined above.

D2-General Urban Areas. This policy supports development in the urban areas, subject to compliance with policies in the LDP and considerations of impact on surrounding area. As outlined above, the proposal is considered acceptable in terms of impacts on local amenity.

Policies D4 -Green Networks and Infrastructure and -D5 Protected Urban Greenspace are also applicable. Both these policies reflect the adopted LDP and there is considered to be no conflict with the terms of these policies.

Policy D7 Natural Environment Features. This confirms the Council's position in respect of recognised habitat resources, SSSI's, Local Bio-diversity Sites, Tree Preservation Orders etc. The terms of this policy also reflect the relevant policy of the adopted plan and the proposal is considered to be in compliance.

Taking the above into account, it is considered that the proposal accords with the terms of the Development Plan (the adopted LDP and proposed LDP2) and on that basis planning permission should be approved unless material considerations indicate otherwise.

## CONSULTATIONS

The consultations are broadly supportive of the proposed development. Certain matters required to be secured by means of conditions.

The Councils Roads Service has confirmed conditional requirements to address surface water aspects and light pollution mitigation. It has been determined that amendments are necessary to alter the geometry of the junction with High Street and widen the section of road towards the substation to ease the entry of longer vehicles. The Roads Service has also recommended improvements and adaptations to the car park drop off area. These extend to provision of raised tables, improved intervisibility at crossing points and bolt down kerbs in the car park. These required alterations can be addressed by the imposition of conditions and advisory notes to any issued planning permission.

The Councils Environmental Health Service has commented on a number of aspects, including the impact on adjacent properties principally from the use of the MUGA and the floodlit all weather football pitch. The Service is satisfied that mitigation has been introduced to address these aspects. Further matters will require the imposition of conditions. For example, full details of floodlights and shields/screens.



Additional fixing works and a mechanism to address the potential of anti-social behaviour is also considered necessary. This can be sought by means of a condition.

The Environmental Health Service recommends conditions to control the hours of use these facilities can be used. It is considered on balance and having regard to other comparable proposals notably at Netherlee Primary school that the adoption of similar operating hours would be prudent. This would mean that the pitch could not be utilised with floodlights beyond 9.00pm.

In addition, being mindful of the nature and intensity of use of such facilities, the Service has recommended the submission of a management plan developed by the applicants. The Environmental Health Service note that it is difficult to apply a condition to control the noise generated by patrons of a sports pitch. Such plans are an approach used where patron noise is requiring some form of control. This plan is to specify how they will respond to complaints and any user groups who are responsible for any additional noise through unacceptable behaviour.

## REPRESENTATIONS

Ten letters of representation have been received to date. In the main, these submissions are made by residents who share a boundary with the application site. The grounds of objection range across several aspects and are summarised above.

- Drainage/flooding problems
- Lack of information
- Service area location
- Building siting design
- Overlooking
- Noise impacts
- Floodlighting nuisance
- Litter vermin exiting problem will be worsened
- Parking drop off
- Loss of greenspace
- Suspect lack of maintenance/resources etc
- Local access construction problems
- Loss of janitors house
- Relationship to railway
- Lack of playground space
- Change of use/out of hours use

In response, a lack of engagement is raised principally referring to the Proposal of Application Notice process undertaken prior to the submission of the application. This is not a matter relevant to the consideration of the planning application as the pre application consultation process was undertaken in accordance with the relevant legislation and procedures.

The proposal constitutes overdevelopment/site too small not suitable. In this regard, the site is in the Council's ownership and the proposed redevelopment of the school as a joint campus has undergone assessment through the preparation and adoption of LDP2. It is accepted that the development is significantly larger than the existing development on site. The impact on adjacent properties has been assessed as outlined in the preceding sections and measures to mitigate the impact have been proposed. These measures have been assessed and considered acceptable, with additional mitigation, where required, to be secured by means of conditions.

In terms of drainage/flooding concerns, a drainage scheme is submitted with the application and supported by a Flood Risk Assessment (FRA). The FRA considers the potential flood risk at the proposed development site. These included existing water course sources, surface water runoff, groundwater, and infrastructure, including local drainage system. The main risk is considered to be from surface water runoff. The nearest open watercourses, the Kirkton Burn and Mill Lade, are well below the site and no risk of flooding is predicted from either. Nonetheless, the FRA recommends that finished ground levels within the site are designed to contain this flow/ponding within the designed open spaces around the building to ensure proposed buildings are protected. Hence the raising of ground levels is required. The FRA stresses that the risk of flooding can be

reduced, but not totally eliminated, given the potential for events exceeding design conditions and the inherent uncertainty associated with estimating hydrological parameters for any given site. The Council's full consideration of this aspect is not complete. A condition can be attached to permit this full consideration prior to any works commencing on site.

Building siting/design. The building is a modern design as was its predecessor. It is intended to serve a mix of school ages and has an increased focus on external learning experiences. It's siting and scale are discussed above.

Noise and floodlighting impacts are considered above. The proposed operating hours of the all-weather floodlit pitch are assessed above.

Congested parking drop off area creating hazards. The Roads Service position is noted, as above.

Loss of greenspace. Noted. The loss of greenspace is an unavoidable consequence of this proposal. However the proposal is supported in principle by the Proposed LDP2 and the loss is not at an unacceptable degree. Furthermore the community benefits will offer some level of compensation for the loss, subject to conditions of use.

In respect of litter and vermin problems and concerns over quick degradation of the more small scale elements, it is noted that these are both management aspects related to user behaviour, quality and robustness of the design and maintenance resources.

Local disruptions during construction including traffic management/access problems. The Council's Roads Service position is outlined above, confirming no objections on this aspect.

The Roads Service is aware of the importation of fill material but have not confirmed any specific conditionality to address this area. It will be considered under the Roads Service's own legislation.

In respect of the loss of the janitor's house, it is noted that it is a vacant building of little merit. It is considered that its removal improves the entry to the schools and will leave the characterful church as the principal building on the frontage.

In respect of the relationship to railway, it is considered that the proximity to the railway is acceptable in amenity terms. Network Rail have raised no issues. Existing boundary treatment will be retained.

In respect of lack of playground space, it is noted that access to and enjoyment of the existing playground was influenced by proximity to car parking. In terms of the assessment of this planning application, there is considered to be sufficient amenity space within the site.

Change of use/out of hours use. The proposal development is primarily for educational use, however there is clearly a substantial element of community use proposed. This is considered acceptable in planning terms as the site will offer a range of facilities for use by local residents. The potential amenity impacts have been considered carefully and, as set out above, the potential impacts are not considered to be significant.

## CONCLUSION

It is considered that the proposal sufficiently complies with the Development Plan. It is accepted that the site is constrained. The resultant scale of the joint campus building and ancillary elements are enclosed to a degree that it will not impact unduly on the wider area, although it is recognised that there will be some impact on the established amenity of adjacent properties. It is considered that this impact can be mitigated to an acceptable level. The proposal will provide a new, up to date facility, which will address what appears to be a recognised need for in Neilston. It will also serve in part to meet the demand for community facilities, subject to reasonable limits.

The impact of the proposal will be reduced further by means of an associated landscape strategy. Its impact on the local environment is considered equally acceptable. The anticipated traffic impact that will be generated by the proposal is also considered to be manageable.

Noting the above and considering all of the matters relevant to this application and balancing the proposal against the development plan and material planning considerations, it is considered that this is an acceptable development at this location.

**RECOMMENDATION: Approve subject to conditions**

**PLANNING OBLIGATIONS:** None.

**CONDITION(S):**

1. Development shall not commence until details of the phasing of the development have been submitted to and approved in writing by the planning authority to encompass;

Site compound/establishment works

Demolition site clearance

Reservation /protective buffer areas, ie round existing school, access to school, protection for retained trees.

Importation of fill material if required temporary stock piling.

Establishment of build platform for schools building/associated ground works

Construction of schools building

Demolition of existing schools/nursery building

Construction of play areas community park

Construction of car park

Thereafter the development shall be implemented in accordance with the approved phasing scheme.

Reason: In order to ensure a properly programmed development.

2. Development shall not commence until samples of materials to be used on all external surfaces of the building and hard surfaces have been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: To ensure the development is acceptable in appearance.

3. The multi-use games pitch and floodlit all weather pitch hereby approved shall not be used outwith the hours of 9.00am to 9.00pm Monday to Friday and 9.00am to 5.00pm Saturdays and 10.00am to 5pm Sundays.

Reason: To safeguard the residential amenity of the adjacent properties.

4. Further details of the all-weather pitch flood lighting units with additional light spill shielding shall be submitted for the written approval for the planning authority. Thereafter said details shall be implemented prior to the pitch being brought into use.

Reason: To safeguard the residential amenity of the occupants of the adjacent dwellings.

5. The light levels from the floodlights as measured at neighbouring properties must not exceed 10 lux during daytime hours (until 11pm).

Reason: To safeguard the residential amenity of the occupants of the adjacent dwellings.

6. Notwithstanding any specification on the approved plans or application form, details of the proposed fixings and couplings to be used on the proposed fencing, enclosing the MUGA and the all weather football pitch shall be submitted and approved in writing by the Planning Authority prior to the commencement of any work on site. The fencing and fixings shall be designed to minimise noise output from ball strike and no plaques or notices shall be fixed to the fencing. Thereafter, the development shall be completed in accordance with the approved details.

Reason: To minimise the noise output from the development in the interest of residential amenity.

7. Prior to the commencement of development, a management/monitoring plan should be submitted to and approved in writing by the Planning Authority, specifying how the applicant will respond to any users who are responsible for any additional noise through unacceptable behaviour.

Reason: To safeguard the residential amenity of the occupants of the adjacent dwellings.

8. Notwithstanding the details of the plans hereby approved, prior to the commencement of development, further details of an amended access from High Street and the widening of the internal road and parallel footway to the car park shall be submitted for the written approval of the planning authority. Thereafter the said access and road will be completed in accordance with those plans prior to the commencement of use of the proposed development.

Reason: in the interest of road and pedestrian safety at the locus.

9. Notwithstanding the details of the plans hereby approved, and unless otherwise agreed in writing with the Planning Authority, a mitigation scheme (including revised plans as necessary) for the service area circulation and turning head shall be submitted to and approved in writing by the Planning Authority. Thereafter the service area circulation and turning head will be completed in accordance with those plans prior to the commencement of use of the proposed development.

Reason: To safeguard the residential amenity of the occupants of the adjacent dwellings.

10. Noise from any plant/equipment associated with the development when operational must not exceed Noise Rating Curve 35 (as described in BS8233:2014) during the hours of 0700 - 2300 hrs and Noise Rating Curve 25 during the night-time hours of 2300 - 0700, as measured at any neighbouring residential property.

Reason: To protect local dwellinghouses from noise/disturbance

11. Development shall not commence until a scheme to deal with contamination on the site Including non- native invasive species (Japanese Knotweed) has been submitted to and approved in writing by the planning authority. The scheme shall contain details of:

- i) the nature, extent and type(s) of contamination on the site;
- ii) measures to treat/remove contamination to ensure the site is fit for the use proposed;
- iii) measures to deal with contamination during construction works.

Before any part of the development is occupied/used the approved measures to decontaminate/remediate the site shall be fully implemented unless a phased completion and occupation is agreed as part of the approved scheme.

Reason: In the interests of public health and to protect users of the development and the wider environment from the effects of contamination

12. Information of the assessment criteria and sampling frequency utilised for material to be re-used on site or the imported for the purposes of ground engineering, demonstrating its suitability for use shall be submitted to and approved by the Planning Authority prior to any material being re-used or imported. In addition to this and in accordance with BS3882:2015 and BS8601:2013, material to be used in the top 300mm shall also be free from metals, plastic, wood, glass, tarmac, paper and odours.

On completion of the works and at a time and or phasing agreed by the Planning Authority, the developer shall submit a verification report containing details of the source of the material and appropriate test results to demonstrate its suitability for use.

Reason: In the interests of public health and to protect users of the development and the wider environment from the effects of contamination

13. During the demolition/construction phase: no activities in connection with construction (including deliveries and offloading) which are liable to cause disturbance to occupiers of nearby existing properties shall be carried out :Prior to 08.00 hours or after 19.00 hours Monday - Friday Prior to 08.00 hours or after 13.00 hours Saturday, with no such activities carried out on Sundays.

Reason: To safeguard the residential amenity of the adjacent properties.

14. The principles of Sustainable Urban Drainage Systems (SUDS) for the surface water regime shall be incorporated into the development. Development shall not commence until details of the surface water management and SUDS proposals have been submitted to and approved in writing by the planning authority. Thereafter the surface water management details shall fully be implemented as approved.

Reason: In the interests of sustainable development.

15. No construction work will commence until a construction method statement, which includes plant details, locations and lifting plans, is submitted to the Planning Authority for approval and agreed in conjunction with Network Rail's Asset Protection Engineers.

Reasons: To ensure construction can be carried out without adversely affecting the safety of, or encroaching upon, the operational railway.

16. Development shall not commence until details and location of all walls (including retaining walls) and fences to be erected on the site have been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: To ensure the development is acceptable in appearance.

17. Development shall not commence until a scheme of hard and soft landscaping works has been submitted to and approved in writing by the Planning Authority. Details of the scheme shall include (as appropriate):-

- i) Details of any earth mounding, hard landscaping, grass seeding and turfing;
- ii) A scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted;
- iii) Other structures such as street furniture and play equipment;
- iv) Details of the phasing of the landscaping works;

- v) Proposed levels; and
- vi) Schedule of maintenance.

Thereafter the landscaping works shall be fully implemented as approved.

Reason: To ensure the implementation of a satisfactory scheme of landscaping to improve the environment quality of the development.

18. Prior to the commencement of development, a construction management plan shall be submitted to and agreed in writing with the Planning Authority. This submission shall include the following:
- details of construction vehicle access/egress from the site
  - traffic management details (including any associated time restrictions given the close proximity of schools and other public uses)
  - details of wheel cleaning facilities and procedures
  - location of site office(s), compounds, storage and parking areas for construction related vehicles
  - any temporary measures to restrict or protect pedestrian routes and any associated diversions.

Thereafter, the construction works shall be implemented in accordance with the approved management plan and associated details.

Reason: In the interests of safety and to ensure that the construction proposals take into account the surrounding uses.

#### **ADDITIONAL NOTES:**

In addition to planning legislation, I would draw your attention to the provisions of the Nature Conservation (Scotland) Act 2004 and the Wildlife and Countryside Act 1981 with regard to the protection of Wildlife and, in particular, the needs to ensure that all works are preceded by a check for nesting birds. It is a criminal offence to intentionally or recklessly damage, destroy or otherwise interfere with any wild bird nest which is in use or being built or, which, at any other time, is habitually used by certain birds protected by special penalties. Where it is proposed to carry out works which will affect European Protected Species (including bats) or their shelter/ breeding places, checks should first be made by an appropriate bat surveyor. In the event a protected species would be affected a licence is required from the Scottish Government. Further information on these matters can be sought initially from Scottish Natural Heritage or Scottish Government Species Licensing Team, Countryside and Heritage Unit, Victoria Quay, Edinburgh.

The applicant is requested to contact the councils roads service in the interest of additional adaptations to the car park drop off area.

The applicant is requested to comply with the requirements of Scottish Environment Protection Agency (SEPA).

**ADDED VALUE:** Added value by condition

#### **BACKGROUND PAPERS:**

Further information on background papers can be obtained from Mr Ian Walker on 0141 577 3861.

Ref. No.: 2021/0498/TP

DATE: 8<sup>th</sup> February 2022

**DEVELOPMENT PLAN:**

**Strategic Development Plan**

This proposal raises no strategic issues in terms of the Glasgow and the Clyde Valley Strategic Development Plan and therefore the East Renfrewshire Local Plan is the relevant policy document

**Adopted East Renfrewshire Local Development Plan**

Policy D1

Detailed Guidance for all Development

Proposals for development should be well designed, sympathetic to the local area and demonstrate that the following criteria have been considered, and, where appropriate, met. In some cases, where the criteria have not been met, a written justification will be required to assist with assessment.

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be of a size, scale, massing and density that is in keeping with the buildings in the locality and should respect local architecture, building form, design, and materials;
3. The amenity of neighbouring properties should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Planning Guidance;
4. The development should not impact adversely on landscape character or the green network, involve a significant loss of trees or other important landscape, greenspace or biodiversity features;
5. Developments should incorporate green infrastructure including access, landscaping, greenspace, water management and Sustainable Urban Drainage Systems at the outset of the design process. Where appropriate, new tree or shrub planting should be incorporated using native species. The physical area of any development covered by impermeable surfaces should be kept to a minimum to assist with flood risk management. Further guidance is contained within the Green Network and Environmental Management Supplementary Planning Guidance;
6. Development should create safe and secure environments that reduce the scope for anti-social behaviour and fear of crime;
7. Developments must be designed to meet disability needs and include provision for disabled access within public areas;
8. The Council will not accept 'backland' development, that is, development without a road frontage;
9. Parking and access requirements of the Council should be met in all development and appropriate mitigation measures should be introduced to minimise the impact of new development. Development should take account of the principles set out in 'Designing Streets';
10. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the development;
11. Developments should include provision for the recycling, storage, collection and composting of waste materials;
12. Where possible, all waste material arising from construction of the development should

- be retained on-site for use as part of the new development;
13. Where applicable, new development should take into account the legacy of former mining activity;
  14. Development should enhance the opportunity for and access to sustainable transportation, including provision for bus infrastructure, and particularly walking and cycle opportunities including cycle parking and provision of facilities such as showers/lockers, all where appropriate. The Council will not support development on railways solums or other development that would remove opportunities to enhance pedestrian and cycle access unless mitigation measures have been demonstrated;
  15. The Council requires the submission of a design statement for national and major developments. Design statements must also be submitted in cases where a local development relates to a site within a conservation area or Category A listed building in line with Planning Advice Note 68: Design Statements.
  16. Where applicable, developers should explore opportunities for the provision of digital infrastructure to new homes and business premises as an integral part of development.

#### Policy D4

##### Green Network

The Council will protect, promote and enhance the wildlife, recreational, landscape and access value of the green networks shown on the Proposals Map.

Proposals for development that are likely to destroy or impact adversely on the character or function of the green network will be discouraged.

Where proposals are likely to adversely impact upon the green network, appropriate mitigation will be required.

The provision of the green network will be a core component of any master plan.

Further detailed information and guidance, which all proposals require to reflect, is set out in the Green Network and Environmental Management Supplementary Guidance.

#### Policy D5

##### Protection of Urban Greenspace

Urban greenspace, including outdoor sports facilities, identified on the Proposals Map, will be safeguarded. Proposals which would result in the loss of urban greenspace will be resisted unless it can be demonstrated that:

There is no significant adverse impact on the landscape character and amenity of the site and surrounding area;

There will be no loss of public access;

There will be no or limited impact on nature conservation and any loss would be mitigated through enhanced provision elsewhere in the vicinity;

The proposed loss would result in a community use, the benefit of which would outweigh the loss of urban greenspace.

Additionally, for outdoor sports facilities, the following will have to be demonstrated:

The proposal is ancillary to the principal use of the site as an outdoor sports facility;

The proposal involves only a minor part of the outdoor sports facility and would not affect its use and potential for sport and training;

The outdoor sports facility would be replaced either by a new facility of comparable or greater benefit for sport in a location that is convenient for users, or by the upgrading of an existing outdoor sports facility to provide a facility of better quality on the same site or at another location that is convenient for users and maintains or improves the overall playing capacity in the area; or



The relevant strategy, prepared in consultation with SportsScotland, shows that there is a clear excess of provision to meet current and anticipated demand in the area, and that the site would be developed without detriment to the overall quality of provision.

Further detailed information and guidance is set out in the Green Network and Environmental Management Supplementary Planning Guidance

#### Policy D7

##### Green Infrastructure and Open Space Provision within New Development

New development proposals should incorporate a range of green infrastructure including open space provision, multi use access, sustainable urban drainage, wildlife habitat and landscaping. This infrastructure should not only form an integral part of the proposed scheme but should complement its surrounding environment.

Further detailed information and guidance is set out in the Green Network and Environmental Management Supplementary Planning Guidance.

#### Policy D13

##### Community, Leisure and Educational Facilities

The Council will safeguard and, where appropriate, undertake improvements to existing facilities. New facilities should be located where they are accessible by a range of transport modes. The provision of community, leisure and educational facilities will be a core component of any master plan.

Proposals which would result in the loss of existing community/ leisure/educational facilities will only be supported where it can be clearly shown that:

Appropriate alternative local provision of at least equivalent suitability and accessibility will be provided; or

That the existing use is no longer required/viable; or

There is no demand and the facility is incapable of being made viable or adapted for other community, leisure or educational uses.

The Council will support the implementation of the projects listed in Schedule 7.

### **Proposed Local Development Plan 2**

#### Policy D1

##### Placemaking and Design

Proposals for development within the urban and rural areas should be well designed, sympathetic to the local area and demonstrate that the following criteria have been considered, and, where appropriate, met. Proposals will be assessed against the 6 qualities of a successful place as outlined in SPP, Designing Streets and the Placemaking and Design Supplementary Guidance.

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be appropriate to its location, be high quality and of a size, scale, height, massing and density that is in keeping with the buildings in the locality or appropriate to the existing building and should respect local architecture, building form and design;
3. Respect existing building lines and heights of the locality;
4. Create a well-defined structure of streets, public spaces and buildings;
5. Ensure the use of high quality sustainable and durable materials, colours and finishes

- that complement existing development and buildings in the locality;
6. Respond to and complement site topography and not impact adversely upon the green belt and landscape character, green networks, features of historic interest, landmarks, vistas, skylines and key gateways. Existing buildings and natural features of suitable quality, should be retained and sensitively integrated into proposals including greenspace, trees and hedgerows;
  7. Boundary treatment and landscaping should create a distinctive edge and gateway to the development and reflect local character;
  8. Promote permeable and legible places through a clear sustainable movement hierarchy favouring walking, then cycling, public transport, then the private car as forms of movement;
  9. Demonstrate connectivity through the site and to surrounding spaces via a network of safe, direct, attractive and coherent walking and cycling routes. These must be suitable for all age groups, and levels of agility and mobility to allow for ease of movement from place to place;
  10. Demonstrate that safe and functional pedestrian, cycle and vehicular access, and parking facilities and infrastructure, including for disabled and visitor parking, is provided in accordance with the Council's Roads Development Guide. Where appropriate, proposals will be required to provide secure and accessible shelters, lockers, showers and seating and be designed to meet the needs of all users. Cycle parking and facilities should be located in close proximity to the entrances of all buildings to provide convenience and choice for users;
  11. Incorporate integrated and enhance existing green infrastructure assets, such as landscaping, trees and greenspace, water management and SUDs including access and prioritise links to the wider green network as an integral part of the design process from the outset, in accordance with Policies D4 - D6. New green infrastructure must be designed to protect and enhance the habitat and biodiversity of the area and demonstrate a net gain;
  12. There will be a general presumption against all proposals that involve landraising. Where there is a justifiable reason for landraising, proposals must have regard to the scale and visual impact of the resultant changes to the local landscape and amenity. Proposals that adversely impact upon the visual and physical connections through the site and to the surrounding areas will be resisted;
  13. Backland development should be avoided;
  14. Provide safe, secure and welcoming places with buildings and spaces, including open spaces, play areas and landscaping, designed and positioned to reduce the scope for anti-social behaviour and fear of crime, improve natural surveillance, passive overlooking, security and street activity;
  15. The amenity of residents, occupants and users of neighbouring existing and new buildings and spaces should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Guidance;
  16. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the proposal;
  17. The amenity of residents, occupants and users of neighbouring existing and new buildings and spaces should not be adversely affected by noise, dust, pollution and smell or poor air quality;
  18. Ensure buildings and spaces are future proof designed to be easily adaptable and flexible to respond to changing social, environmental, technological, digital and economic conditions;
  19. Incorporate provision for the recycling, storage, collection and composting of waste materials; and

20. Incorporate the use of sustainable design and construction methods and materials in the layout and design to support a low carbon economy.

Proposals must meet the requirements of any development brief prepared by the Council for an allocated site.

Further detailed guidance and information will be set out in the Placemaking and Design Supplementary Guidance, Householder Design Supplementary Guidance and the Daylight and Sunlight Design Supplementary Guidance.

#### Policy D2:

##### General Urban Areas

Development will be supported within the general urban areas, shown on the Proposals Map. Proposals will be required to demonstrate that the proposed development is appropriate in terms of its location and scale and will not result in a significant loss of character or amenity to the surrounding area. Proposals must also comply with appropriate policies of the Proposed Plan.

#### Policy D4

##### Green Networks and Infrastructure

The Council will protect, promote and enhance a multifunctional and accessible green network across the Council area, as shown on the Proposals Map, which contributes to healthy lifestyles and wellbeing and links to the wider green network across the Clydeplan region.

Proposals will be required to protect and enhance the green and blue network, its value and multiple functions including wildlife, biodiversity, recreational, landscape and access. Proposals should also meet the requirement of Policy D7.

The provision of a green network will be required to form a core component of any master plan or development brief.

Where a proposal impacts adversely on the character or function of the green network, proposals may be required to contribute to enhancing any remaining, or create new green infrastructure and green network, in accordance with Strategic Policy 2 and D6.

The Council will support the implementation of the proposals listed in Schedule 3.

Further detailed guidance and information will be set out in the Green Network Supplementary.

#### Policy D5

##### Protection of Urban Greenspace

The Council will protect and support a diverse and multi-functional network of urban greenspace, including outdoor sports facilities, shown on the Proposals Map.

Proposals for the loss of outdoor sports will be assessed against Policy D13.

Proposals which would result in the loss of urban greenspace will be resisted unless it can be demonstrated that:

There is no significant adverse impact on nature conservation/ biodiversity or the function of the wider green network, landscape character and amenity of the site and surrounding area;  
The loss of a part of the land would not affect its recreational, amenity or landscape function; and

Appropriate mitigation is provided as part of the development for alternative provision of at least equal biodiversity, community benefit and accessibility.

Proposals for development on other areas of greenspace not shown on the Proposals Map under Policy D5, will be considered against its biodiversity and recreational value and its contribution to the character and amenity of the area in accordance with Policy D1.

Further detailed guidance and information is set out in the Green Network Supplementary Guidance.

#### Policy D7

##### Green Infrastructure and Open Space Provision within New Development

New development proposals should incorporate a range of green infrastructure including open space provision, multi use access, sustainable urban drainage, wildlife habitat and landscaping. This infrastructure should not only form an integral part of the proposed scheme but should complement its surrounding environment.

Further detailed information and guidance is set out in the Green Network and Environmental Management Supplementary Planning Guidance.

#### Policy D12

##### Community and Education Facilities and Infrastructure

The Council will support the protection and enhancement of existing community, leisure, health, sports and education facilities.

Proposals for the development of new or enhancements to existing facilities will be supported where:

1. The site is appropriate in terms of its location, scale and is compatible with adjoining and neighbouring uses; and
2. The site is accessible by public transport, walking or cycling routes.

Proposals for new schools must also provide a school travel plan and incorporate safe drop off and pick up provision. Proposals should link to existing footpath and cycle networks or create new links to create safe and healthy routes to schools, to encourage walking and cycling and provide appropriate cycle parking and facilities.

Proposals which would result in the loss of existing facilities will only be supported where it can be clearly shown that in consultation with the relevant organisation including Health Boards, HSCP, the Council's Education Service or the Culture and Leisure Trust, where appropriate, that:

1. Appropriate alternative local provision of at least equivalent quality, suitability and accessibility will be provided; or
2. That the existing use is no longer required/viable; or
3. There is no demand and the facility is incapable of being made viable or adapted for other community, leisure or educational uses.

Proposals involving the loss of outdoor sports facilities will be assessed against Policy D13.

The Council will encourage multi-use community facilities and the shared use of facilities to maximise the extended or multiple use of buildings or facilities for community, leisure and recreational use where appropriate.

The Council will support the implementation of the proposals listed in Schedules 8 and 9.

GOVERNMENT GUIDANCE: None

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# REPORT OF HANDLING

Reference: 2021/0754/TP

Date Registered: 10th November 2021

Application Type: Full Planning Permission

This application is a Local Development

Ward: 1 -Barrhead, Liboside And Uplawmoor

Co-ordinates: 249697/:659815

Applicant/Agent:

Applicant:

Agent:

Mr Paul Hodge

Crinan

111 Paisley Road

Barrhead

East Renfrewshire

G78 1HS

Proposal: A rear single storey extension

Location: 111 Paisley Road

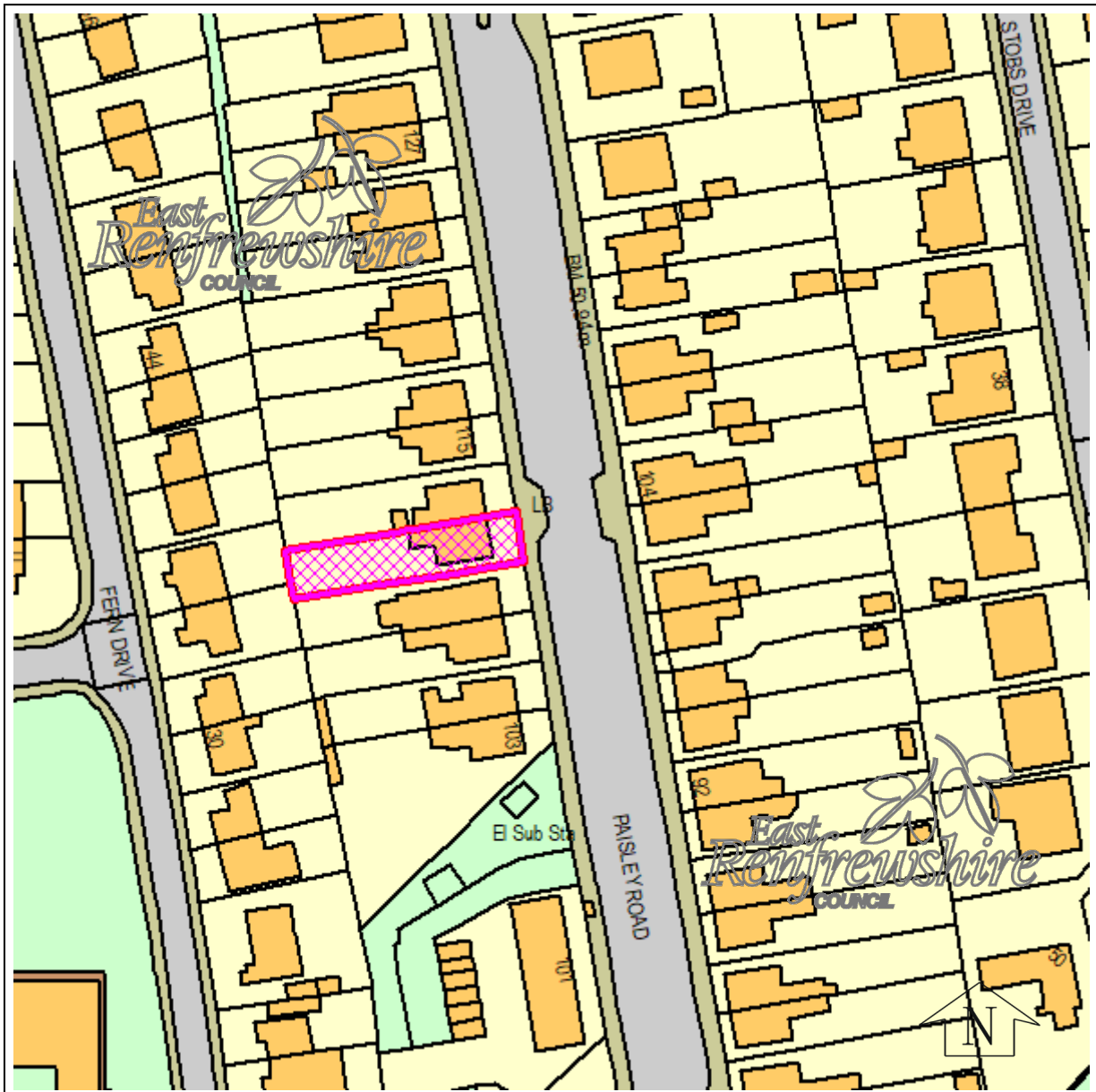
Barrhead

East Renfrewshire

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**CONSULTATIONS/COMMENTS:** None.

**PUBLICITY:** None.

**SITE NOTICES:** None.

**SITE HISTORY:**

**REPRESENTATIONS:** No representations have been received.

**DEVELOPMENT PLAN & GOVERNMENT GUIDANCE:** See Appendix 1

**SUPPORTING REPORTS:**

**ASSESSMENT:**

This application is a Local Development under the terms of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. In accordance with East Renfrewshire Council's Planning Scheme of Delegated Functions, it is being reported to the Planning Applications Committee because the applicant is an employee in the Planning and Building Standards Service.

Planning permission is sought for a rear extension to a traditionally designed semi-detached house at No. 111 Paisley Road, Barrhead.

In common with its semi-detached neighbour, the rear of the house has a two storey projection. This accommodates a kitchen on the ground floor and a bathroom on the upper. A small enclosed boiler house is attached at the back, accessed from a level patio area. Beyond the patio, the garden slopes up to properties on Fern Drive. The rear garden is enclosed by high timber fencing.

The extension has an 'L' shaped footprint and is mono pitched. It will be finished in render to match the rear of the house. It is set in from the mutual boundary with No. 113 but will otherwise takes up the full width of the rear elevation of approx. 6.75m. Its depth varies, with its shortest element at 2.7m in the area close to the mutual boundary, rising to 5.35m. It will permit the formation of a kitchen/dining area and separate shower room. Patio doors will aspect to the rear.

Planning applications are required to be considered against the terms of the development plan. In this instance the East Renfrewshire Local Development Plan (adopted 2015) and the Proposed East Renfrewshire Council Local Development Plan 2 are relevant.

The relevant policies are considered to be D1 and D14. These policies are criteria based but given the nature and context of the proposal the main considerations are impact on the character of the house and adjacent properties.

The low, mono pitched design relative to the existing house is considered acceptable. Indeed there are examples of the same approach on other similar properties.

The extension is effectively contained and screened on both sides. It will not give rise to overlooking or privacy issues to these properties. The separation distance and rise in ground levels at the rear mitigates these impacts in that direction.

The Council also provides advice on extensions to dwellings via the Householder Design Guide SPG. This proposal accords with the general advice in that document.

Noting the above, it is considered that the proposal accords with the terms of the adopted Local Development Plan. The Proposed Local Development Plan 2 is a material consideration and with regard to this planning application, the relevant policies are considered to be D1 and D1.1. These

policies largely reflect the adopted Local Development Plan policies. Consequently, it is considered that the proposal is in compliance with the Proposed Local Development Plan 2.

Planning permission should therefore be approved unless material considerations indicate otherwise. In this instance there are no other material considerations.

**RECOMMENDATION:** Grant

**PLANNING OBLIGATIONS:** None.

**ADDITIONAL NOTES:**

The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Warrant approval (if relevant).

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:  
[www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries](http://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries)

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property-specific summary information on past, current and future coal mining activity can be obtained from: [www.groundstability.com](http://www.groundstability.com) or a similar service provider.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

**ADDED VALUE:** None.

**BACKGROUND PAPERS:**

Further information on background papers can be obtained from Mr Ian Walker on 0141 577 3861.

Ref. No.: 2021/0754/TP  
(IAWA)

DATE: 4<sup>th</sup> February 2022

**DIRECTOR OF ENVIRONMENT**

**Reference: 2021/0754/TP - Appendix 1**

**DEVELOPMENT PLAN:**

**Strategic Development Plan**

This proposal raises no strategic issues in terms of the Glasgow and the Clyde Valley Strategic Development Plan and therefore the East Renfrewshire Local Plan is the relevant policy document

**Adopted East Renfrewshire Local Development Plan**

Policy D1

Detailed Guidance for all Development

Proposals for development should be well designed, sympathetic to the local area and demonstrate that the following criteria have been considered, and, where appropriate, met. In some cases, where the criteria have not been met, a written justification will be required to assist with assessment.

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be of a size, scale, massing and density that is in keeping with the buildings in the locality and should respect local architecture, building form, design, and materials;
3. The amenity of neighbouring properties should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Planning Guidance;
4. The development should not impact adversely on landscape character or the green network, involve a significant loss of trees or other important landscape, greenspace or biodiversity features;
5. Developments should incorporate green infrastructure including access, landscaping, greenspace, water management and Sustainable Urban Drainage Systems at the outset of the design process. Where appropriate, new tree or shrub planting should be incorporated using native species. The physical area of any development covered by impermeable surfaces should be kept to a minimum to assist with flood risk management. Further guidance is contained within the Green Network and Environmental Management Supplementary Planning Guidance;
6. Development should create safe and secure environments that reduce the scope for anti-social behaviour and fear of crime;
7. Developments must be designed to meet disability needs and include provision for disabled access within public areas;
8. The Council will not accept 'backland' development, that is, development without a road frontage;
9. Parking and access requirements of the Council should be met in all development and appropriate mitigation measures should be introduced to minimise the impact of new development. Development should take account of the principles set out in 'Designing

Streets';

10. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the development;
11. Developments should include provision for the recycling, storage, collection and composting of waste materials;
12. Where possible, all waste material arising from construction of the development should be retained on-site for use as part of the new development;
13. Where applicable, new development should take into account the legacy of former mining activity;
14. Development should enhance the opportunity for and access to sustainable transportation, including provision for bus infrastructure, and particularly walking and cycle opportunities including cycle parking and provision of facilities such as showers/lockers, all where appropriate. The Council will not support development on railways soloms or other development that would remove opportunities to enhance pedestrian and cycle access unless mitigation measures have been demonstrated;
15. The Council requires the submission of a design statement for national and major developments. Design statements must also be submitted in cases where a local development relates to a site within a conservation area or Category A listed building in line with Planning Advice Note 68: Design Statements.
16. Where applicable, developers should explore opportunities for the provision of digital infrastructure to new homes and business premises as an integral part of development.

#### Policy D14

Extensions to Existing Buildings and Erection of Outbuildings and Garages

Any extensions must complement the existing character of the property, particularly in terms of style, form and materials.

The size, scale and height of any development must be appropriate to the existing building. In most circumstances, pitched roofs utilising slates or tiles to match the existing house will be the appropriate roof type. Alternatives, such as flat roofs or green roofs, will be considered on a site specific basis.

Side extensions should not create an unbroken or terraced appearance.

The development should avoid over-development of the site by major loss of existing garden space.

Dormer windows should not in general dominate the existing roof, nor rise above or break the existing ridgeline or hip of the roof, and should be finished in materials to match existing roof finishes.

The above are broad requirements and these are further defined in the Householder Design Guide Supplementary Planning Guidance.

### **Proposed Local Development Plan 2**

#### Policy D1

Placemaking and Design

Proposals for development within the urban and rural areas should be well designed, sympathetic to the local area and demonstrate that the following criteria have been considered, and, where

appropriate, met. Proposals will be assessed against the 6 qualities of a successful place as outlined in SPP, Designing Streets and the Placemaking and Design Supplementary Guidance.

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be appropriate to its location, be high quality and of a size, scale, height, massing and density that is in keeping with the buildings in the locality or appropriate to the existing building and should respect local architecture, building form and design;
3. Respect existing building lines and heights of the locality;
4. Create a well-defined structure of streets, public spaces and buildings;
5. Ensure the use of high quality sustainable and durable materials, colours and finishes that complement existing development and buildings in the locality;
6. Respond to and complement site topography and not impact adversely upon the green belt and landscape character, green networks, features of historic interest, landmarks, vistas, skylines and key gateways. Existing buildings and natural features of suitable quality, should be retained and sensitively integrated into proposals including greenspace, trees and hedgerows;
7. Boundary treatment and landscaping should create a distinctive edge and gateway to the development and reflect local character;
8. Promote permeable and legible places through a clear sustainable movement hierarchy favouring walking, then cycling, public transport, then the private car as forms of movement;
9. Demonstrate connectivity through the site and to surrounding spaces via a network of safe, direct, attractive and coherent walking and cycling routes. These must be suitable for all age groups, and levels of agility and mobility to allow for ease of movement from place to place;
10. Demonstrate that safe and functional pedestrian, cycle and vehicular access, and parking facilities and infrastructure, including for disabled and visitor parking, is provided in accordance with the Council's Roads Development Guide. Where appropriate, proposals will be required to provide secure and accessible shelters, lockers, showers and seating and be designed to meet the needs of all users. Cycle parking and facilities should be located in close proximity to the entrances of all buildings to provide convenience and choice for users;
11. Incorporate integrated and enhance existing green infrastructure assets, such as landscaping, trees and greenspace, water management and SUDs including access and prioritise links to the wider green network as an integral part of the design process from the outset, in accordance with Policies D4 - D6. New green infrastructure must be designed to protect and enhance the habitat and biodiversity of the area and demonstrate a net gain;
12. There will be a general presumption against all proposals that involve landraising. Where there is a justifiable reason for landraising, proposals must have regard to the scale and visual impact of the resultant changes to the local landscape and amenity. Proposals that adversely impact upon the visual and physical connections through the site and to the surrounding areas will be resisted;
13. Backland development should be avoided;
14. Provide safe, secure and welcoming places with buildings and spaces, including open spaces, play areas and landscaping, designed and positioned to reduce the scope for anti-social behaviour and fear of crime, improve natural surveillance, passive overlooking, security and street activity;
15. The amenity of residents, occupants and users of neighbouring existing and new buildings and spaces should not be adversely affected by unreasonably restricting their sunlight or

privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Guidance;

16. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the proposal;
17. The amenity of residents, occupants and users of neighbouring existing and new buildings and spaces should not be adversely affected by noise, dust, pollution and smell or poor air quality;
18. Ensure buildings and spaces are future proof designed to be easily adaptable and flexible to respond to changing social, environmental, technological, digital and economic conditions;
19. Incorporate provision for the recycling, storage, collection and composting of waste materials; and
20. Incorporate the use of sustainable design and construction methods and materials in the layout and design to support a low carbon economy.

Proposals must meet the requirements of any development brief prepared by the Council for an allocated site.

Further detailed guidance and information will be set out in the Placemaking and Design Supplementary Guidance, Householder Design Supplementary Guidance and the Daylight and Sunlight Design Supplementary Guidance.

#### Policy D1.1

##### Extensions and Alterations to Existing Buildings for Residential Purposes

Proposals will be assessed against the following criteria:

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. Should complement the scale and character of the existing building, neighbouring properties and their setting, particularly in terms of style, form and materials;
3. The size, scale and height of any development must be appropriate to and not adversely impact or dominate the existing building;
4. Should not create an unbroken or terraced appearance;
5. Where additional bedrooms are proposed or a garage/driveway is being converted to another use other than for the parking of a vehicle, proposals will be required to provide parking in accordance with the Council's Roads Development Guide; and
6. Should avoid over-development of the site by major loss of existing front and rear garden space. No more than 50% of the rear garden should be occupied by the development.

Further detailed information and guidance will be set out in the Householder Design Guide Supplementary Guidance.

#### Policy D2:

##### General Urban Areas

Development will be supported within the general urban areas, shown on the Proposals Map. Proposals will be required to demonstrate that the proposed development is appropriate in terms of its location and scale and will not result in a significant loss of character or amenity to the surrounding area. Proposals must also comply with appropriate policies of the Proposed Plan.

**GOVERNMENT GUIDANCE:** None

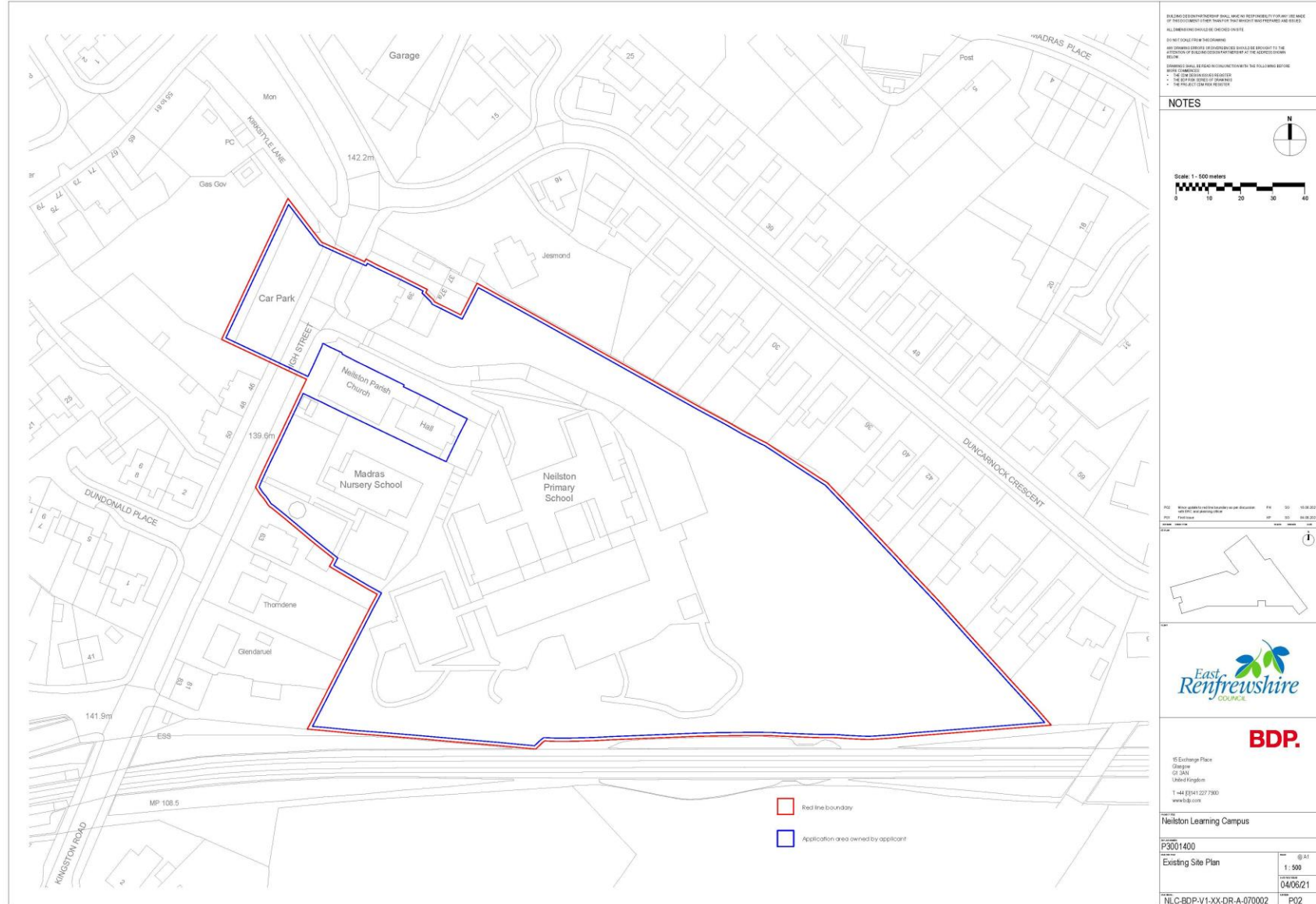


2021/0498/TP

Neilston Primary School 43 High Street Neilston. Demolition of Neilston Primary School, Janitor House and Madras Family Centre and construction of Neilston Learning & Leisure Campus comprising - Neilston Primary School - St Thomas' Primary School - Madras Family Centre -and formation of community library in church hall - associated Landscaping, access roads, parking, roads, sports facilities (with floodlighting) and works to Kirkstyle Lane (Major)

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# Existing site plan



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 - THE DIMENSIONS INDICATED ON THE PROJECTIONS AND ELEVATIONS

**NOTES**

  
 Scale: 1 : 500 meters  


P02: 10/03/2021  
 P01: 04/06/2021  
 P03: 04/06/2021  
 P04: 04/06/2021



  
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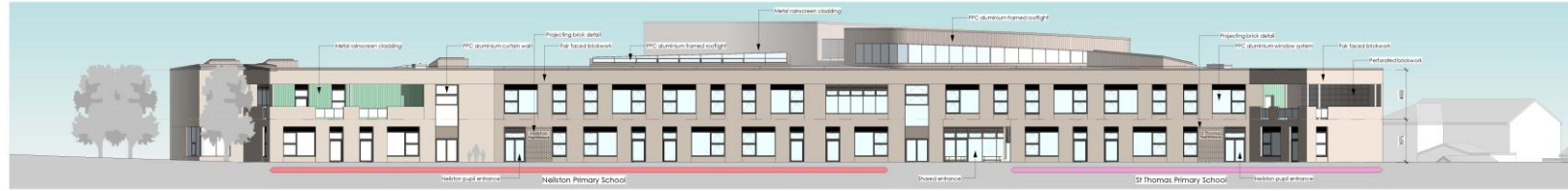
Neilston Learning Campus  
 P3001400  
 Existing Site Plan  
 04/06/21  
 NLC-BDP-V1-XX-DR-A-070002 P02

# Proposed site plan



# Proposed elevations

45



Proposed South Elevation  
1:200



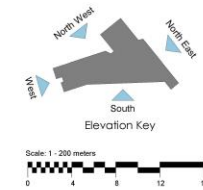
Proposed North West Elevation  
1:200



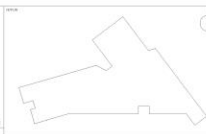
Proposed North East Elevation  
1:200



Proposed West Elevation  
1:200



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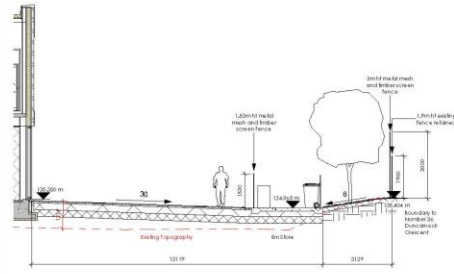


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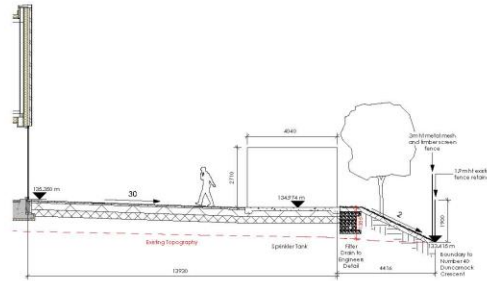
**BDP.**

Neilston Learning Campus	
P3001400	As @A1 indicated
Proposed Elevations	04/06/21
NLC-BDP-V1-EL-DR-A-070001	P01

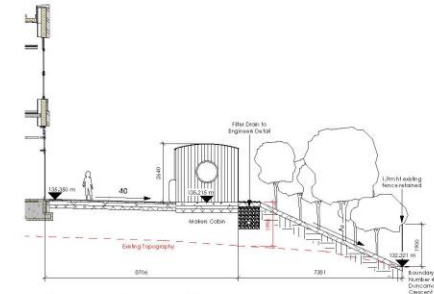
# Proposed sections



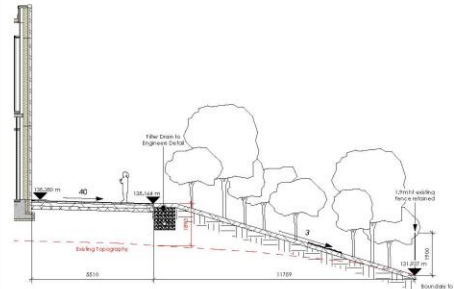
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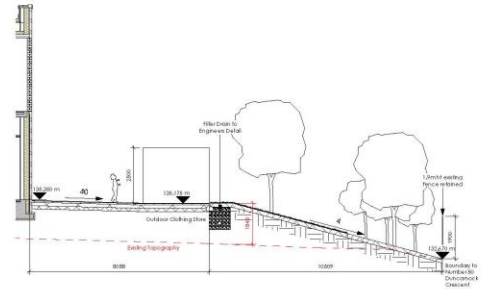
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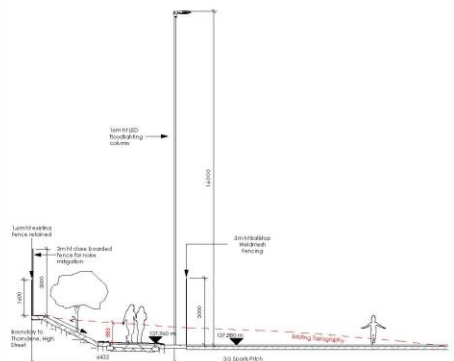
**Eastern Boundary Section CC**  
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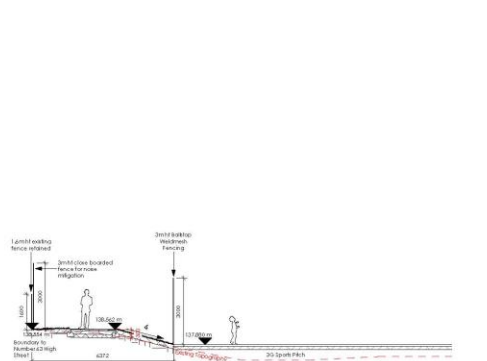
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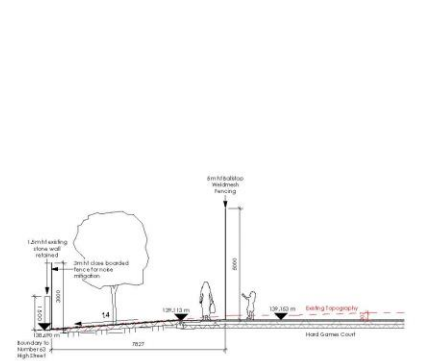
**Eastern Boundary Section EE**  
1:100



**All Weather Pitch Boundary Section FF**  
1:100



**All Weather Pitch Boundary Section GG**  
1:100



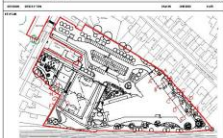
**Hard Games Court Boundary Section HH**  
1:100

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• THE CONTRACT DOCUMENTS REFERRED TO  
• THE SPECIFICATION OF WORKMANSHIP  
• THE PROJECT CONCEPT DOCUMENT.

**NOTES**

NOTE: Planting shown approximately 4 years after installation.

P01 FIRST ISSUE PD KM 12/11/21

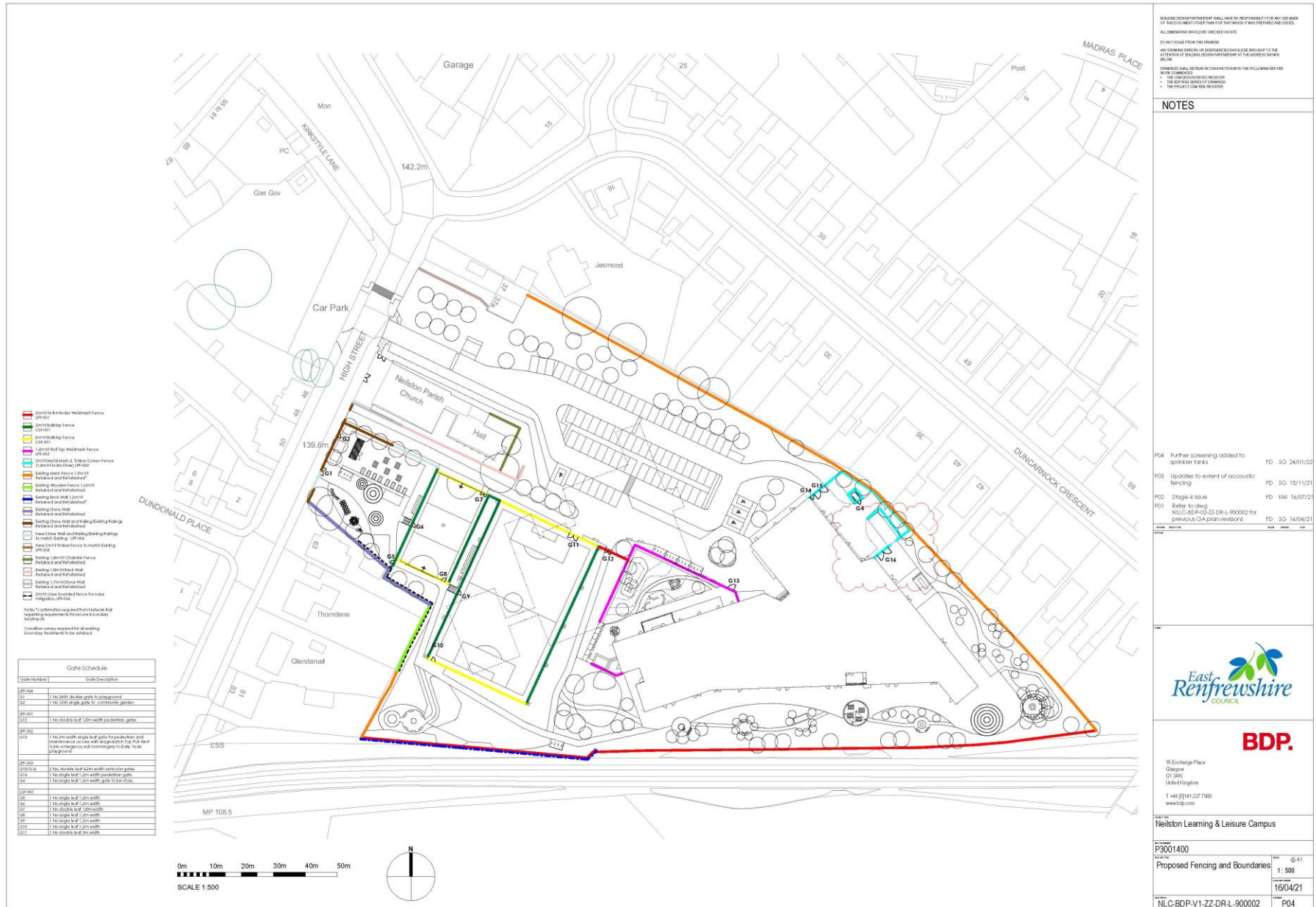


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Neilston Learning & Leisure Campus

P3001400	As Indicated
Boundary Treatment Sections	12/11/21
NLC-BDP-V1-ZZ-DR-L-PP1003	P01

# Proposed boundary treatments



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CONTRACTORS SHALL BE READ IN CONTRACTORS BY THE FOLLOWING BEFORE BEING CONSIDERED:

- THE CONTRACTOR'S REGISTER
- THE SUPPLIER'S REGISTER OF CONTRACTORS
- THE PROJECT LOW RISK REGISTER

**NOTES**

- P04 Further screening added to spirals track FD SG 24/01/22
- P05 Updates to extent of acoustic screening FD SG 15/11/21
- P02 Stage 4 issue FD KM 16/07/21
- P01 Refer to dwp NLC-BDP-V1-ZZ-DR-L-90002 for previous GA plan revisions FD SG 16/04/21



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Neilton Learning & Leisure Campus

P3001400  
Proposed Fencing and Boundaries  
Scale 1:500  
Date 16/04/21  
Project NLC-BDP-V1-ZZ-DR-L-900002  
Sheet P04

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2021/0754/TP

Rear single storey extension at 111 Paisley Road, Barrhead

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# Existing and proposed block plans

## Site Plan/Block Plan for 111 Paisley Road



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Scale: 1:500, paper size: A4

BP/01  
 Block plan as existing  
 Project -  
 Rear extension and internal alterations  
 Client -  
 Paul and Joanne Hodge



Prepared by: Paul Hodge, 08-11-2021

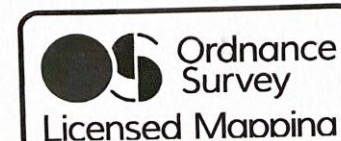
## Proposed Site Plan/Block Plan for 111 Paisley Road



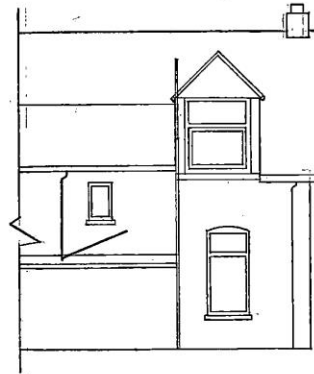
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BP/01 P  
 Block plan as existing  
 Project -  
 Rear extension and internal alterations  
 Client -  
 Paul and Joanne Hodge



Existing and proposed rear elevations



Rear Elevation  
Existing 1:100



Rear Elevation  
Proposed 1:100

Concrete roof tiles to match existing house

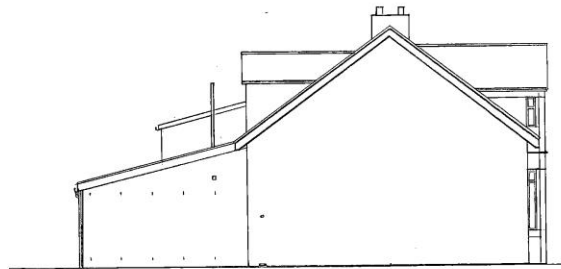
Textured rendered finish, coloured white as existing house



1:100 Scale bar in mm  
Scale bar to be used for guidance only

Client -			
Paul and Joanne Hodge			
Project -			
Rear extension and internal alterations to 111 Paisley Road, Barrhead, G78 1HS			
Drawing Title -			
Existing and proposed rear elevation			
Drawing Status -			
Planning			
Drawing No	Revision	Job No	Scale
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# Proposed side elevations



Proposed Side Elevation 1:100

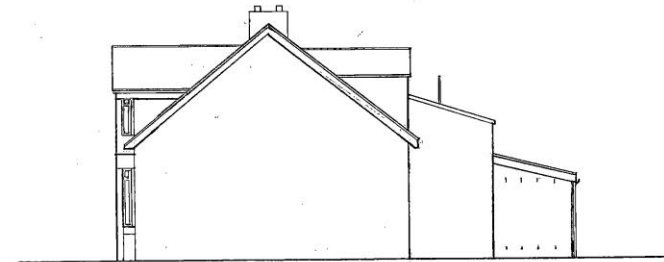


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Scale bar to be used for guidance only

Client -			
Paul and Joanne Hodge			
Project -			
Rear extension and internal alterations to 111 Paisley Road, Barrhead, G78 1HS			
Drawing Title -			
Proposed side elevation			
Drawing Status -			
Planning / Building Standards			
Drawing No	Revision	Job No	Scale
8			(1:100)



1:100 Scale bar in mm  
Scale bar to be used for guidance only



Proposed Reverse Side Elevation 1:100

Client -			
Paul and Joanne Hodge			
Project -			
Rear extension and internal alterations to 111 Paisley Road, Barrhead, G78 1HS			
Drawing Title -			
Proposed reverse side elevation			
Drawing Status -			
Planning / Building Standards			
Drawing No	Revision	Job No	Scale
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